

EXHIBIT 1

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Warranty Deed, Page 1
Oralia Vela Rojas, et al/Florentino Luera

200510 **OFFICIAL RECORDS**

THE STATE OF TEXAS *
* *
COUNTY OF STARR *

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That we, ORALIA VELA ROJAS, with a mailing address of P. O. Box 204, Roma, Starr County, Texas; ODILIA VELA RODRIGUEZ; and the issue of OCCILIA VELA SCHUCK, deceased, namely: CHERYL SCHUCK, DONALD SCHUCK, MICHAEL SCHUCK and ROBERT SCHUCK, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto FLORENTINO LUERA, with a mailing address of [REDACTED]

[REDACTED] Starr County, Texas, all of the following described real property in Starr County, Texas, to-wit:

THE SURFACE AND THE SURFACE ONLY in and to Thirty-four and 635/1000 (34.635) acres of land, more or less, lying in and forming part and portion of Parcel S-14-Q, Porcion No. Fifty-eight (58), Ancient Jurisdiction of Mier, now situated in Starr County, Texas. The Plat of Parcel No. S-14 is recorded in Volume 1, Page 112, of the Map Records of Starr County, Texas, same being referred to in that certain Judgment on Stipulation issued on July 26, 1956, Civil Action No. 575, in the United States District Court for the Southern District of Texas, Brownsville, Division, a copy of which is recorded in Volume 262, Page 12 of the Deed Records of Starr County, Texas.

Reference is herein made to that Warranty Deed duly found and recorded in Volume 649, Page 230, Official Records of Starr County, Texas.

It is hereby understood, stipulated and accepted by the PARTIES herein that Cheryl Schuck, Donald Schuck, Michael Schuck and Robert Schuck are the sole heirs-at-law of Occilia Vela Schuck who died intestate May 20, 1998 and without administration on her estate as there was no necessity. Occilia Vela Schuck was married twice during her lifetime. She first married Raymond Schuck and of their marriage only four children were born, namely: Cheryl Schuck, Donald Schuck, Michael Schuck and

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Robert Schuck. Occilia and Raymond Schuck divorced in 1962. Occilia later married Felipe Gonzalez and they divorced in 1971. No children were born of their marriage. Occilia did not adopt nor had any other children during her lifetime.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said grantee, his heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

"THIS INSTRUMENT WAS PREPARED SOLELY FROM INFORMATION AND ON INSTRUCTIONS GIVEN TO US BY OUR CLIENT. NO TITLE OPINION OR OTHER INFORMATION HAS BEEN FURNISHED TO US OR GIVEN BY US IN CONNECTION WITH ITS PREPARATION."

Executed this 03 day of Dec., 1998.

Oralia Vela Rojas
ORALIA VELA ROJAS

Odilia Vela Rodriguez Odilia Vela Lopez
ODILIA VELA RODRIGUEZ

C. J. S.
CHERYL SCHUCK

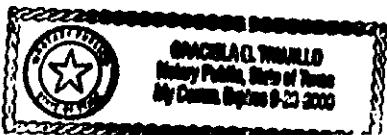
Donald N. Schuck
DONALD SCHUCK

Michael Schuck
MICHAEL SCHUCK

Robert Schuck
ROBERT SCHUCK

THE STATE OF TEXAS *
*
COUNTY OF STARR *

This instrument was acknowledged before me on the 3rd day of Dec., 1998, by ORALIA VELA ROJAS.



Graciela G. Trujillo
Notary Public, State of Texas
Name: Graciela G. Trujillo
My Commission Expires: 9-23-2000

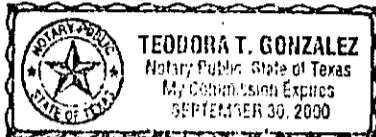
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 Oralia Vela Rojas, et al/Florentino Luera

THE STATE OF TEXAS *
 *
 COUNTY OF STARR *

This instrument was acknowledged before me on the 15th
 day of December, 1998, by ODILIA VELA RODRIGUEZ.

Odilia Vela Rodriguez



Teodora T. Gonzalez
 Notary Public, State of Texas
 Name: Teodora T. Gonzalez
 My Commission Expires: Sept 30 2000

THE STATE OF California *
 *
 COUNTY OF Orange *

This instrument was acknowledged before me on the 25th
 day of November, 1998, by CHERYL SCHUCK.

Graciela Zarco

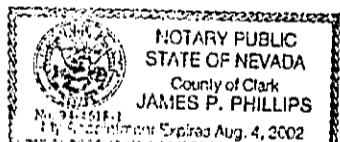


Graciela Zarco
 Notary Public,
 State of California
 Name: Graciela Zarco
 My Commission Expires: 05/26/02

THE STATE OF Nevada *
 *
 COUNTY OF Clark *

This instrument was acknowledged before me on the 29th
 day of November, 1998, by DONALD SCHUCK.

Donald Schuck

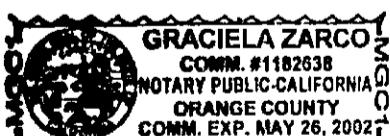


James P. Phillips
 Notary Public,
 State of Nevada
 Name: James P. Phillips
 My Commission Expires: 08-04-02

THE STATE OF California *
 *
 COUNTY OF Orange *

This instrument was acknowledged before me on the 25th
 day of November, 1998, by MICHAEL SCHUCK.

Graciela Zarco



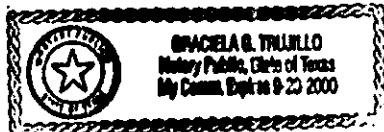
Graciela Zarco
 Notary Public,
 State of California
 Name: Graciela Zarco
 My Commission Expires: 05/26/02

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THE STATE OF Texas *
COUNTY OF Dallas *

This instrument was acknowledged before me on the 3rd
day of Dec, 1998, by ROBERT SCHUCK.



Graciela G. Trujillo
Notary Public
State of Texas
Name: Graciela G. Trujillo
My Commission Expires: 9-23-2000

200518

FILED FOR RECORD

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OMAR J. GARZA
COUNTY CLERK
STARR COUNTY, TEXAS